

**Harpswell Planning Board Meeting
Minutes of January 21, 2004**

Approved 2-18-04

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Attendance: Sam Alexander - Chairman, John Papacosma - Vice-Chairman, Howard Nannen, Joanne Rogers, Dee Carrier, Henry Korsiak - Associate, Noel Musson - Planner, and Amy E. Ferrell – Planning Assistant. (James Carignan – Associate arrived at 6:50 pm)

Introductions and Pledge of Allegiance - the meeting had been advertised in the Times Record, and recorded. Chairman Alexander called the meeting to order at 6:35 P.M., introduced above Board members and staff and led the pledge of allegiance.

Review of Agenda and Procedure - Chairman Alexander reviewed general Board procedures and the agenda for the evening.

In the absence of Regular Member, Howard Nannen, Chairman Alexander appointed Associate Member, Henry Korsiak, as a voting member.

Approval of Minutes - The Board reviewed the minutes of 10/15/03. **Motion – To approve the minutes of October 15, 2003 as submitted. (Motion by Carrier and seconded by Korsiak - Carried 5-0.)**

Site Visit Review - Chairman Alexander reported that all Board members visited the property of Paul Ayotte on Tuesday January 20th, along with Noel Musson, Town Planner.

Chairman Alexander excused Associate Member, Henry Korsiak, from a voting role with the arrival of Regular Member, Howard Nannen.

04-01-01 Paul Ayotte, Reconstruction of Non-Conforming Structure; Reconstruct Shed/Well House, Commercial Fisheries 1, Tax Map 16-380, Windsor Lane, Harpswell.

Applicant Presentation – Mr. Ayotte explained to the Board his proposal to reconstruct the existing 6' x 6' well house to a 10' x 12' well house/tool shed. He's requesting the increase in size to store the necessary well equipment along with yard tools, lawn mower, etc. Mr. Ayotte also stated that he could relocate the well house 12" – 18" away from Windsor Lane and the abutting property line.

Public Comment – None

Board Questions and Discussion – Chairman Alexander reviewed a memo from the Town Planner which outlined sections of Town Ordinances the Board should review when looking at the applicant's request. Chairman Alexander stated the proposed size of the new structure would exceed the 30% expansion limitation set forth in Section 10.3.1.1; and noted the Board could only allow for a 6' x 8' structure. Mr. Ayotte was agreeable to this size. The Board reviewed section 10.3.2.1. Relocation, of the Shoreland Zoning Ordinance.

Motion – The Board finds the applicant meets all requirements of Section 10.3.2 of the Shoreland Zoning Ordinance with the condition the new well house/tool shed is no larger than 6' x 8' and that the structure is relocated a minimum of 1' away from both Windsor Lane and the abutting property line. (Motion by Nannen and seconded by Carrier; carried 5-0)

Town Planner, Musson, informed the applicant that once the Notice of Decision was completed, he could apply for his building permit.

Planners Updates-

Musson officially welcomed new comers Joanne Rogers and Henry Korsiak to the Board.

Musson handed out copies of a memo he sent to the Selectmen outlining the Planning Board suggestions for the proposed Land Use Amendments related to LNG. Musson also reminded the Board that there will be a need for another public hearing should the LNG vote go forward. The Board recommended that a meeting between them and the Selectmen take place prior to any Public Hearings.

Musson also discussed additional Land Use Ordinance Amendments that might be proposed at the Annual Town Meeting in March. Many of these were discussed at the January 13th workshop. Musson and the Board looked at February 24th or 25th as tentative dates for a public hearing on these changes. The Board scheduled an Ordinance Workshop for February 3rd, 5:30 pm at the Town Office to further discuss the proposed Ordinance amendments.

Site Visit for February was set for Tuesday, February 17th, at 8:00 am at the Town Office.

The Board also discussed their role in Public Hearings and Ordinance Changes as comparable to the old Land Use Committee's. Discussion took place on how best the Board should undertake this responsibility. Nannen suggested discussion should take place between the Planning Board, Codes Enforcement Office, Selectmen, and the Town Planner.

Adjournment - Motion to adjourn at 7:35 P.M. (Motion by Chairman Alexander and seconded by Carrier; carried 5-0)

Respectfully submitted,

Amy E. Ferrell
Planning Assistant